CITY OF DALLAS

LANDMARK COMMISSION **October 5, 2026**

FILE NUMBER: COA-26-000463
LOCATION**:** 5834 Victor St
STRUCTURE: Contributing
COUNCIL DISTRICT: 14

PLANNER: Christina Paress
DATE FILED: September 13, 2026
DISTRICT: Junius Heights (H-128)

APPLICANT: Patrick Everhart

REPRESENTATIVE: N/A

OWNER: Patrick Everhart

REQUEST(S):

A Certificate of Appropriateness to replace one original wood window with a new Jeld Wen Siteline all wood window in the matching dimensions.

STAFF RECOMMENDATION:

That the request for a Certificate of Appropriateness to replace one original wood window with a new Jeld Wen Siteline all wood window in the matching dimensions be denied without prejudice with a finding of fact that there is no evidence to support replacement rather than restoration. Therefore, the proposed work is not consistent with preservation criteria Section 5.1; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and/or the Secretary of the Interior's Guidelines for Rehabilitation.

TASK FORCE RECOMMENDATION:

That the request for a Certificate of Appropriateness to replace one original wood window with a new Jeld Wen Site line all wood window in the matching dimensions be approved as submitted.

BACKGROUND / HISTORY:

RELEVANT PRESERVATION CRITERIA:

1. Junius Heights Historic District (H-128); Ordinance No. 26331

2. Secretary of the Interior's Standards/Guidelines for Rehabilitation (District / Neighborhood)
   - ***Recommended:*** *Identifying, retaining, and preserving features of the building site that are important in defining its overall historic character. Site features may include walls, fences, or steps; circulation systems, such as walks, paths or roads; vegetation, such as trees, shrubs, grass, orchards, hedges, windbreaks, or gardens; landforms, such as hills,*

terracing, or berms; furnishings and fixtures, such as light posts or benches; decorative elements, such as sculpture, statuary, or monuments; water features, including fountains, streams, pools, lakes, or irrigation ditches; and subsurface archeological resources, other cultural or religious features, or burial grounds which are also important to the site.

- ***Not Recommended**: Removing or substantially changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.*

3. City Code Section 51A-4.501(g)(6)(C)(i*):*

The landmark commission must grant the application if it determines that:
(i) for contributing structures, the proposed work is compatible with the historic overlay district.

LOCATION MAPS
5834 Victor St
Source: Google Maps

CURRENT PHOTOS

5834 Victor St

CONTEXT PHOTOS

5834 Victor St

ATTACHMENTS:

- **Task Force Recommendation Form**
- **Current Drawings**

TASK FORCE RECOMMENDATION(S)

TASK FORCE RECOMMENDATION REPORT

Junius Heights

DATE: 9/9/2026
TIME: 5:30pm
MEETING PLACE: Hybrid Virtual/2922 Swiss Ave

Applicant Name: ~~Kat White~~ Patricia Everhart
5834 Address: ~~5834~~ Victor St ~~5834~~ 5321
Date of CA/CD/CR Request:

RECOMMENDATION:

___ Approve _____ Approve with conditions___ Deny _____ Deny without prejudice

Recommendation / comments/ basis:

Mary recused -

Approval Vanessa / Aisa

Task force members present

✓ Rene Schmidt (Chair) ✓ Aaron Trecartin ✓ Noel Averton
✓ Eric Graham ✓ Juliette Bouchard
___ Mary Mesh recused ✓ Vanessa Mcelroy

Ex Officio staff members present: ✓ Christina Paress

Simply Majority Quorum: ✓ yes ___ no (four makes a quorum)

Maker:
2nd:
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force R. Schmidt DATE 9/9/24

The task force recommendation will be reviewed by the Landmark Commission on Monday, October 5, 2026. The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.

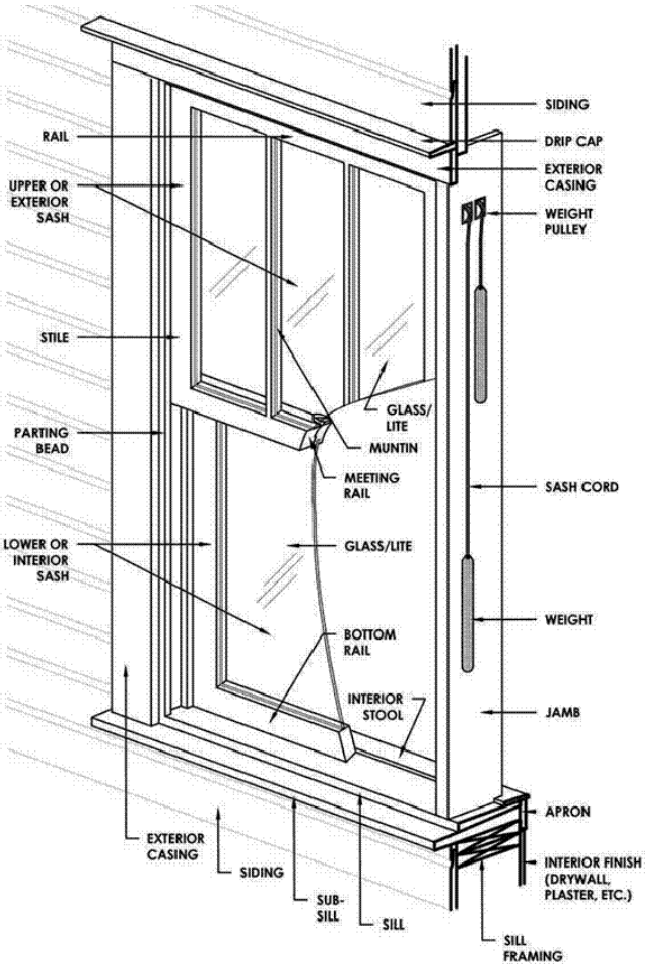
APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

COA— _____ **Date Received:** _____
Applicant Name: Patrick Everhart **Received by:** _____

Window Survey Form

Have	Basic Requirements
☑	1. Photographs or drawing of each elevation of the structure, with all the window openings on each elevation numbered.
☑	2. Photographs of each window opening *numbered* corresponding to the photographs or drawings from #1.
☑	3. Condition Evaluation of each window (see reverse).
☑	4. Proposed window design (casement, fixed, etc.) , pattern (3/1, 6/6, 1/1, etc.) , materials (wood, vinyl, clad, etc.), etc. Specify if different for certain openings.
☑	5. Proposed window product brochure/information that includes the company's depiction or photograph (not wind load information) of actual windows. We need to know what they look like on the exterior.
☐	6. Other _____

ALL* window openings** on the structure should be assigned a ***number and ***described*** under the same number on the back of this sheet. Even those not being replaced should be assigned a number, however a photograph of those windows is not necessary, note on the second page that you aren't looking to replace that window number.



Windows in ***pairs*** *or* ***groupings*** should be assigned **separate** numbers. Windows in dormers and small fixed windows *should* also be included, but *not* door sidelights or transoms associated with a door.

On the second page, describe the issues and conditions of *each* window in detail, referring to the specific parts of the window (see diagram to the left). The photographs can be from the interior, exterior, or both. *Additional close-up photographs*, showing evidence of window condition, **MUST** be provided to better document problem areas.

The Planning and Development Department's evaluation and recommendation is based on deterioration/damage to the window unit, and associated trim. Broken glass and windows that are painted shut are not necessarily grounds for approving replacement.

Total Number of Window Openings on the Structure	21
Number of Historic Windows on the Structure	12
Number of Existing Replacement/Non-Historic Windows	9
Number of Windows Completely Missing	0
Total Number of Windows to be Replaced	1

COA— _____ **Date Received:** _____

Applicant Name: Patrick Everhart **Received by:** _____

Window Survey Form—Window Condition Report

Window #	Window Condition (please read instructions on pg. 1)
1	Wood, good condition, fixed window, NOT REPLACING
2	Wood, Jeld Wen replacement window, Excellent condition. NOT REPLACING
3	Wood, Jeld Wen replacement window, Excellent condition. NOT REPLACING
4	Wood, Jeld Wen replacement window, Excellent condition. NOT REPLACING
5	Wood, Jeld Wen replacement window, Excellent condition. NOT REPLACING
6	Wood, Jeld Wen replacement window, Excellent condition. NOT REPLACING
7	Wood, Jeld Wen replacement window, Excellent condition. NOT REPLACING
8	Wood, Jeld Wen replacement window, Excellent condition. NOT REPLACING
9	Wood, Jeld Wen replacement window, Excellent condition. NOT REPLACING
10	Wood, fair conditon, upper and lower sashes do not align, upper sash very warped and separating at joint
11	Wood, fair condition, missing portion of lock, does not open, NOT REPLACING
12	Wood, fair condition, upper and lower sashes do not align, does not open, NOT REPLACING
13	Wood, fair condition, upper and lower sashes do not align, does not open, missing portion of lock, NOT REPLACING
14	Wood, fair condition, upper and lower sashes do not align, does not open, NOT REPLACING
15	Wood, fair conditon, upper and lower sashes do not align, does not open, NOT REPLACING
16	Wood, fair conditon, upper and lower sashes do not align, missing handle, does not open, NOT REPLACING
17	Wood, fair condtion, upper and lower sashes do not align, missing handle, does not open, NOT REPLACING
18	Wood, Jeld Wen replacement window, Excellent condition. NOT REPLACING
19	Wood, fair condition, missing lock, handle and one sash cord, does not open, NOT REPLACING
20	Wood, poor conditon, upper and lower sash separating at joints, does not open, NOT REPLACING

Window #	Window Condition (please read instructions on pg. 1)
21	Wood, poor conditon, upper and lower sashes do not align, upper sash very warped and separating at joints, does not open, NOT REPLACING
22	
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North Façade

West Façade (1)

West Façade (2)

South Façade

East Façade

Exterior of window #10 proposed to be replaced

(Above left) Lower sash joint separation. (Above right) Lower sash dry rot and joint separation.

Proposed Window Design

The proposed window design is a double hung wood window, with 1/1 light configuration (matching the original window) with clear glass. The window will be factory primed and painted after installation with Sherwin Williams exterior satin color matched to the current blue trim color.

Above is the color match sample for the window in Sherwin Williams exterior satin finish.

Proposed Window Product information

The window will be replaced with a Jeld-Wen custom wood (pine) window. Renderings below do NOT reflect the actual dimensions that will be used, detailed specifications begin on the following page.

JELD-WEN WINDOWS & DOORS

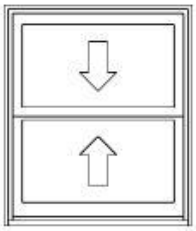
Custom Wood Window: Double-Hung

AuraLast™

AuraLast® Pine

AuraLast® pine is a patented wood product that provides protection against wood rot, water damage and termites. This water-based process fortifies wood all the way to the core, providing an exclusive level of protection you'll only find through JELD-WEN and backed by our limited lifetime warranty. Distinct color variations occur and the grain can appear straight or erratic depending on how it is cut from the log. The wood will darken and yellow with age, adding character and charm. It machines to a fine, smooth finish and easily accepts lighter stains and paint. Staining is recommended to achieve a uniform appearance because pine naturally contains resins that can affect penetration. Knots should be sealed before painting.

Line 1
Rough Opening : 33 3/4 X 39 1/4



Viewed from Exterior. Scale: 1/2" =1'

Frame Size : 33 X 38 1/2
Siteline Wood Double Hung, Auralast Pine,
Primed Exterior,
Primed Interior,
No Exterior Trim, No Sill Nosing,
4 9/16 Jamb,
Standard Double Hung, White Jambliner, Concealed Jambliner
White Hardware, ,Recessed Sash Lock, No Finger Lifts,
US National-WDMA/ASTM, PG 35,
Insulated Clear Annealed Glass, Protective Film, Black Spacer, Traditional Glz Bd,
No Screen,
3 1/2" Bottom Rail
Custom-Width, *Custom-Height*, IGThick=0.726(1/8 / 1/8), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:29.2w, 15h, 3 sf,*Does not meet typical state code egress requirements but local codes may vary*, .
U-Factor: 0.45, SHGC: 0.55, VLT: 0.58, Energy Rating: 15.00, CPD: JEL-N-885-06421-00002
PEV 2026.1.0.5504/PDV 8.258 (03/05/26)CW

Above are the detailed specifications for windows #10